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AMENDED

REDEVELOPMENT PLAN

FOR THE

CENTRAL AREA

REDEVELOPMENT PROJECT

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AMENDED REDEVELOPMENT PLAN
FOR THE
LA MESA CENTRAL AREA REDEVELOPMENT PROJECT

I. (Sec. 100) INTRODUCTION

This Amended Redevelopment Plan for the La Mesa Central Area Redevelopment Project consists of Part I ("Text"), Part II-A ("Map"), and Part II-B ("Legal Description"), and amends, supersedes, and supplants the Redevelopment Plan which was approved and adopted by Ordinance No. 1965 of the Council of the City of La Mesa, California on November 27, 1973 for the Project. This Amended Redevelopment Plan and the Redevelopment Plan approved and adopted by Ordinance No. 1965, have been prepared by the La Mesa Community Redevelopment Agency pursuant to the Community Redevelopment Law of the State of California, the California Constitution, and all applicable local laws and ordinances.

II. (Sec. 200) GENERAL DEFINITIONS

The following references will be used generally in this Amended Redevelopment Plan unless the context otherwise requires:

A. "Plan" means this Amended Redevelopment Plan for the La Mesa Central Area Redevelopment Project which amends, supersedes, and supplants the Redevelopment Plan which was approved and adopted by Ordinance No. 1965 of the Council of the City of La Mesa on November 27, 1973.

B. "Map" means the Amended Redevelopment Plan Map for the La Mesa Central Area Redevelopment Project, which is designated as Part II-A of this Amended Redevelopment Plan, is attached hereto as Exhibit "A", and amends, supersedes, and supplants the corresponding map attached to the Redevelopment Plan amended, superseded, and supplanted by this Amended Redevelopment Plan.

C. "Project" means the La Mesa Central Area Redevelopment Project selected by the Planning Commission of the City of La Mesa on September 13, 1973 and for which the Redevelopment Plan and this Amended Redevelopment Plan have been approved and adopted.

D. "Project area" means the area included within the boundaries of the La Mesa Central Area Redevelopment Project, which area is illustrated on the Amended Redevelopment Plan Map attached hereto as Exhibit "A" and which is legally described in the portion of this Amended Redevelopment Plan designated as Part II-B and attached hereto as Exhibit "B".

E. "Agency" means the La Mesa Community Redevelopment Agency, a public body corporate and politic created, existing, and operating pursuant to the California Community Redevelopment Law and state law in the City of La Mesa, California.

F. "City" means the City of La Mesa, a municipal corporation created, existing, and operating pursuant to the laws of the State of California.

G. "Planning Commission" means the Planning Commission of the City of La Mesa, California.

H. "County" means the County of San Diego, municipal corporation and political subdivision of the State of California.

I. "State" means the State of California.

J. "Person" means any individual, partnership, corporation, association, or any other public or private entity.

K. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code, Section 33000 et seq.).

III. (Sec. 300) PROJECT AREA BOUNDARIES

The boundaries of the Project area are illustrated on the Map. The legal description of the boundaries of the Project is provided in the attached Exhibit "B".

IV. (Sec. 400) PROPOSED REDEVELOPMENT ACTIONS

A. (Sec. 401) General

The Agency proposes to eliminate and prevent the spread of blight and deterioration in the Project area by:

- (1) Acquisition of certain real property;
- (2) Demolition or removal of certain buildings and improvements;
- (3) Relocation assistance to displaced persons and businesses;
- (4) Installation, construction, or reconstruction of streets, utilities, landscaping, and other public improvements;
- (5) Disposition of property for uses in accordance with this Plan;
- (6) Redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;

- (7) Providing for participation by owners and tenants presently located in the Project area by extending preferences to remain or relocate within the redeveloped Project area;
- (8) Management of property under the ownership and control of the Agency;
- (9) Rehabilitation of structures and improvements by present owners, their successors, and/or the Agency;
- (10) Assembling an adequate site for the development and construction of a major retail shopping complex.

B. (Sec. 402) Property Acquisition

1. (Sec. 403) Acquisition of Real Property

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any real property located in the Project area, by gift, devise, exchange, purchase, eminent domain, or any other means authorized by law.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute the Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project area.

The Agency shall not within the Project area acquire (1) interests in oil, gas, or other hydrocarbon or mineral substances, or (2) the right to extract such substances through any opening or penetration for any purpose connected therewith more than 500 feet from the surface.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement (as defined in Section 408) if the owner fully performs under the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless (1) such building requires structural alteration, improvement, modernization, or rehabilitation, or (2) the site or lot on which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of the Plan and the owner fails or refuses to participate in the Plan by executing a participation agreement.

2. (Sec. 404) Acquisition of Personal Property

Generally personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project area by any lawful means except eminent domain.

C. (Sec. 405) Participation by Owners and Tenants

1. (Sec. 406) Opportunities for Owners and Tenants

The Agency shall extend preferences to persons who are owners and tenants in the Project area, to continue in or re-enter the redevelopment area if they otherwise meet the requirements prescribed in the Plan.

Owners of real property in the Project area shall, as feasible and in accordance with this Plan and the rules for participation adopted by the Agency pursuant to the Redevelopment Law, be given the opportunity to participate in redevelopment: (1) by retaining all or a portion of their properties; or (2) by acquiring adjacent or other properties in the Project area; or (3) by selling their properties to the Agency and purchasing other properties in the Project area.

In the event a participant fails or refuses to rehabilitate or develop his real property pursuant to this Plan and a participation agreement as defined in Section 408, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

2. (Sec. 407) Rules for Participation Opportunities, Priorities and Preferences

The Agency shall provide an opportunity to owners and tenants in the Project area to participate in the growth and development of the Project area, and shall promulgate rules for such owners and tenant participation. If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants.

In addition to opportunities for participation by individual persons, participation (to the extent it is feasible) shall be available for two or more persons to join together in partnerships, corporations, associations, or other joint entities.

Participation opportunities shall necessarily be subject to and limited by such factors as the expansion of public utilities and facilities, realignment and widening of streets; the opening of new streets, if any; elimination and changing of land uses; the ability of participants to finance acquisition

and development or rehabilitation in accordance with this Plan; any reduction in the total number of individual parcels in the Project area; and the assembly of an adequate site for a major retail shopping complex.

3. (Sec. 408) Participation Agreements

Each participant may enter into a binding participation agreement with the Agency by which the participant agrees to use and rehabilitate or develop the property in conformance with and subject to the provisions of this Plan. Each participant who enters into a participation agreement with the Agency shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to the real properties which are the subject of the agreement. By such agreement, the Agency shall agree to waive its right to acquire the subject real property through the exercise of the power of eminent domain if the participant shall perform and complete the work of rehabilitation or development within the time, method, and manner and to the extent set forth in such participation agreement and if the participant after the performance and completion of such work uses the real property in conformance with this Plan.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan shall be applicable to all public and private property in the Project area.

D. (Sec. 409) Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project area. The Agency shall have the right to impose on all public bodies the planning and design controls contained in the Plan to insure that present uses and any future development by public bodies conform to the requirements of this Plan. Any public body which owns or leases property in the Project area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency. The Agency is authorized to financially (and otherwise) assist any public body in the cost and acquisition of public land, and in the cost and construction of buildings, facilities, structures, and other improvements (within or outside of the Project area) which land, buildings, facilities, structures, or other improvements are of benefit to the Project.

E. (Sec. 410) Project Management

During such time as property (if any) in the Project area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment.

The Agency is authorized, but not required, to make payments to taxing agencies in lieu of property taxes.

F. (Sec. 411) Relocation of Persons (Including Families and Individuals) and Business Concerns Displaced by the Project

1. (Sec. 412) Assistance in Finding Other Locations

The Agency shall assist all persons (including families and individuals) and business concerns displaced by the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons and business concerns (if any) displaced from their places of residence or business by the Project, the Agency shall assist such persons in finding replacement housing that is decent, safe, and sanitary, within their financial means, in reasonably convenient locations, and otherwise suitable to their needs, and the Agency shall assist such business concerns in finding new locations that are within their financial means, in reasonably convenient locations, and otherwise suitable to their needs. With respect to assisting displaced persons in finding such replacement housing, the Agency is also authorized to provide such housing inside or outside the Project area for displaced persons.

2. (Sec. 413) Relocation Payments and Relocation Advisory Assistance

The Agency shall make relocation payments and provide relocation advisory assistance to persons (including families and individuals) and business concerns displaced by the Project as required by law. Such relocation payments and relocation advisory assistance shall be made pursuant to the California Relocation Assistance Law (Government Code, Section 7260 et seq.), the state guidelines adopted and promulgated pursuant thereto, and agency rules and regulations adopted pursuant to said California Relocation Assistance Law and said state guidelines. The Agency may make such other payments and provide such other assistance as may be appropriate and for which funds are available.

G. (Sec. 414) Demolition, Clearance, Public Improvements, Building and Site Preparation

1. (Sec. 415) Demolition and Clearance

The Agency is authorized, for real property acquired by the Agency or

with the approval of the owners, to demolish and clear buildings, structures, and other improvements from any real property in the Project area as necessary to carry out the purposes of this Plan.

2. (Sec. 416) Public Improvements

The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements and public utilities (within or outside the Project area) necessary to carry out the Plan. Such public improvements include, but are not limited to, over-or under-passes, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, parks, plazas, playgrounds, parking facilities, and landscaped areas.

3. (Sec. 417) Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Project area owned by the Agency.

H. (Sec. 418) Rehabilitation and Moving of Structures by the Agency

1. (Sec. 419) Rehabilitation

The Agency is authorized to rehabilitate, or to cause to be rehabilitated, any building or structure in the Project area owned by the Agency. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation of real property in the Project area not owned by the Agency.

2. (Sec. 420) Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move, or to cause to be moved, any standard structure or building to a location within or outside the Project area.

I. (Sec. 421) Property Disposition and Development

1. (Sec. 422) Real Property Disposition and Development

a. (Sec. 423) General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated leases or sales without public bidding.

All real property acquired by the Agency in the Project area shall be sold or leased to public bodies or private persons for development for prices which shall not be less than fair value for uses in accordance with this Plan. Real property acquired by the Agency may be conveyed by the Agency without charge to the City and, where beneficial to the Project area, to any other public body. Real property containing building or structures acquired by the Agency for rehabilitation and resale shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such real property shall be published by the Agency as required by law.

All purchasers or lessees of real property from the Agency shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the real property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

b. (Sec. 424) Purchase and Development by
Participants

Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency shall offer real property acquired by the Agency in the Project area for purchase and development by owner and tenant participants prior to the time that such real property is made available for purchase and development by persons who are not owners or tenants in the Project area.

c. (Sec. 425) Purchase and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the City's zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The Agency shall reserve such powers and controls in such leases, deeds, contracts, agreements, and declarations of restrictions as may be necessary to prevent transfer, retention, or use of the real property sold, leased, or conveyed by the Agency for speculative purposes and insure that the development is carried out in accordance with the provisions of such

documents and this Plan. In this regard such leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary therefor.

All real property in the Project area is hereby subject to the restriction that there shall be no discrimination or segregation based upon sex, race, color, religion, national origin, or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of such real property in the Project area. All real property sold, leased, conveyed, or subject to a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of such real property in the Project area shall contain such nondiscrimination and nonsegregation clauses as are required by law.

d. (Sec. 426) Development

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Project area for itself or for any public body or entity to the extent that such building, facility, structure, or other improvement would be of benefit to the Project area.

During the period of development in the Project area, the Agency shall insure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project area is proceeding in accordance with such development documents and the time schedules set forth therein.

The Agency shall require that development plans be submitted to it for approval and architectural review. All development must conform to this Plan and all applicable Federal, State, and local laws and must receive the approval of the appropriate public agencies.

2. (Sec. 427) Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

J. (Sec. 428) Neighborhood Impact Element

The impact of the Project upon the residents of the Project area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, community facilities and services, school population and quality of education, property assessments and taxes, and the physical and social quality of the neighborhood is as follows:

1. (Sec. 429) Relocation

The number of persons potentially to be displaced from residential housing in the implementation of this Plan is relatively small since there are few residential uses presently existing within the Project area. The principal residential relocation activity is expected to take place in the portion of the Project within the area bounded by La Mesa Boulevard, University Avenue, Allison Avenue, Date Avenue, Orange Avenue, and Acacia Avenue. Suitable replacement housing is available in the City of La Mesa and in surrounding communities to accommodate the Agency's relocation program.

2. (Sec. 430) Traffic Circulation

It is anticipated that Project implementation activities will result in an increase in traffic and traffic congestion within the Project and the surrounding areas. However, such impacts will be minimal through the proper phasing and scheduling of redevelopment activities and through the widening and other modifications of rights-of-way within and without the Project area as may be necessary.

3. (Sec. 431) Community Facilities and Services

The Project will not create a significant adverse impact on community facilities and services. This Plan provides for the provision of such additional sanitation facilities, storm drains, utilities, and other public improvements and facilities as may be necessary to accommodate growth induced by the Project.

4. (Sec. 432) School Population and Quality of Education

Since the Project is basically commercial in orientation, implementation of the Project will have no significant adverse impact on the quality of education and will not result in significant school population growth.

5. (Sec. 433) Property Assessments and Taxes

As a result of the commercial redevelopment and economic revitalization of property within the Project area and the general spill-over effect of these activities in the surrounding neighborhood bordering the Project, property assessments and taxes within and surrounding the Project are estimated to increase.

6. (Sec. 434) Environmental, Physical and Social Quality

The environmental-physical-social quality of the Project area and surrounding areas will (in the long run) be positively enhanced by the Project. The basic objectives of the Project are the eradication of blighting influences within the Project area, the commercial redevelopment and economic revitalization of property within the Project area, and the redevelopment of land uses necessary to obtain the environmental, economic, and social improvement

envisioned for the Central Business District of the City of La Mesa and for which the redevelopment process is being undertaken.

V. (Sec. 500) USES PERMITTED IN THE PROJECT AREA

A. (Sec. 501) Map

The Map designated as Part II-A and attached hereto as Exhibit "A" illustrates the location of the Project area, the immediately adjacent streets, and the public rights-of-way and public easements. The Map also designates and establishes the proposed land uses to be permitted in the Project area for public, semi-public, and private real properties.

B. (Sec. 502) Land Uses

The following land uses shall be permitted in the respective areas within the Project as so illustrated, designated, and established on the Map attached hereto as Exhibit "A":

1. (Sec. 503) Commercial Uses

a. (Sec. 504) Downtown Business Commercial Uses

Downtown business commercial uses include those retail commercial uses and those office, financial, and professional business uses intended exclusively for the Central Business District of the City of La Mesa and which comprise a major retail shopping complex. Such uses shall include, but are not limited to: retail commercial enterprises; specialty and accessory shops, restaurants; entertainment facilities; business, personal, professional, and financial services institutions and offices; related ancillary uses as permitted by the City zoning ordinance and the City General Plan now existing or hereafter amended; and supporting vehicular parking facilities.

b. (Sec. 505) General Commercial Uses

General commercial uses include those retail commercial uses and those office, financial, and professional business uses which otherwise conform to the development and use requirements for such general commercial uses as prescribed by the City's zoning ordinance and the City's General Plan now existing or as hereafter amended. Such uses shall include, but not be limited to: retail businesses; commercial recreation and entertainment facilities; motor vehicle sales, service, and related activities; restaurants; business, personal, professional, and financial services institutions and offices; and supporting vehicular parking facilities.

2. (Sec. 506) Residential Uses

a. (Sec. 507) Medium Density Residential Uses

Medium density residential uses are those which have a permitted population density of 21 to 33 dwelling units per acre of land and which otherwise conform to the development and use requirements for such residential uses as prescribed by the City's zoning ordinance and the City's General Plan now existing or as hereafter amended.

b. (Sec. 508) High Density Residential Uses

High density residential uses are those which have a permitted population density of 37 to 60 dwelling units per acre of land and which otherwise conform to the development and use requirements for such residential uses as prescribed by the City's zoning ordinance and the City's General Plan now existing or as hereafter amended.

3. (Sec. 509) Medium Density Residential and Transitional Commercial Uses

Medium density residential and transitional commercial uses include those medium density residential uses permitted by this Plan and those compatible commercial uses prescribed by the City's zoning ordinance and the City's General Plan now existing or as hereinafter amended.

4. (Sec. 510) Public Uses

a. (Sec. 511) Public Street Layout, Rights-of-Way, and Easements

The public rights-of-way and the principal streets for the Project area are illustrated on the Map and are as follows:

Acacia Avenue	La Mesa Boulevard	Orange Avenue
Allison Avenue	Nebo Drive	Spring Street
Date Avenue	Normal Avenue	University Avenue

Such streets and rights-of-way may be realigned, widened, altered, abandoned, vacated, or closed by the Agency and the City as necessary for proper development of the Project. Additional public streets, alleys and easements may be created by the Agency and the City in the Project area as needed for proper development and circulation.

The public rights-of-way shall be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained or created.

b. (Sec. 512) Civic Center/Public/Institutional Uses

The areas shown on the Map as Civic Center/Public/Institutional shall remain as and shall be otherwise developed for civic center, public, and institutional uses.

c. (Sec. 513) Other Public, Semi-Public, Institutional and Non-Profit Uses

In any area on the Map the Agency is authorized to permit the establishment or enlargement of public, semi-public, institutional, or non-profit uses, including park and recreational facilities, libraries, hospitals, educational, fraternal, employee, philanthropic and charitable institutions, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency shall impose such other reasonable restrictions upon such uses as are necessary to protect the development and use of the Project area.

C. (Sec. 514) Controls and Limitations

All real property in the Project area is hereby made subject to the controls and requirements of this Plan.

No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of the ordinance approving and adopting this Plan, except in conformance with the provisions of this Plan.

1. (Sec. 515) New Construction

All new construction shall comply with all applicable State and local laws in effect from time to time including, without limitation, the Building, Electrical, Heating and Ventilating, Housing, and Plumbing Codes of the City of La Mesa.

All setback areas shall be landscaped and maintained by the owner. Any portion necessary for vehicular access shall be paved.

Parking facilities for the joint use of two or more parcels of a size sufficient to meet the combined requirements of such parcels may be constructed with prior written approval of the Agency. No parking space shall be located in a setback area except with prior written approval of the Agency. Parking spaces shall be paved and drained so that storm and surface waters draining from parcels will not cross public sidewalks. Parking spaces visible from streets shall be landscaped as necessary to prevent unsightly or barren appearance. Lighting for parking spaces shall be shielded from adjacent residential buildings and adjoining streets.

Off-street loading facilities shall be located in a manner to avoid interference with the public use of sidewalks from the street. All off-street

loading facilities shall be reasonably located at such a depth either within a completely enclosed building or screened by walls and/or landscaping (to the extent and in the manner required by the Agency) so as to reasonably contain and restrict the emissions of noises typically attributed to such functions.

Rights-of-way, public or private, for streets, pedestrian paths, malls, vehicular access to parking and loading areas, and service roads, and for easements for utilities may be established by the Agency or by others upon approval of the Agency.

The Agency shall establish setback requirements for all new development within the Project area which may exceed the requirements of the City's zoning ordinance.

The Agency shall require that, as feasible, adequate landscaping and screening be provided to create a buffer between those areas designated for residential use and those areas designated for commercial uses. All outdoor storage of materials or equipment shall be enclosed or screened by walls, landscaping or other enclosures to the extent and in the manner required by the Agency.

2. (Sec. 516) Existing Non-Conforming Uses

The Agency is authorized to permit an existing use to remain in an existing building which use does not conform to the provisions of this Plan, provided that such use is determined by the Agency to be generally compatible with the developments and uses in the Project area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project area.

3. (Sec. 517) Rehabilitation

Any existing structure within the Project area which the Agency shall approve for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such manner that it will meet the following requirements: be safe and sound in all physical respects; have a degree of seismic force resistance equal to at least two-thirds of that required for new buildings of equivalent size, location, use and occupancy as provided by the 1964 edition of the Uniform Building Code; and be attractive in appearance and not detrimental to the surrounding uses.

4. (Sec. 518) Limitation of the Number of Buildings and Building Intensities

The number of buildings in the Project area shall not exceed 100. Building intensities and land coverages for all uses permitted in the Project

area shall meet the requirements set forth in the City's zoning ordinance or such greater requirements of other ordinances approved and adopted by the City Council for the specific control of developments within the Project area.

5. (Sec. 519) Open Spaces and Landscaping

The approximate amount of open spaces to be provided in the Project area is the total of all areas which will be in the public rights-of-way, the public grounds, the space around buildings, and all other amount of outdoor areas not permitted through limits on land coverage by this Plan to be covered by buildings. Landscaping plans shall be submitted to the Agency for review and approval to ensure optimum use of living plant material.

6. (Sec. 520) Limitation on Type, Size and Height of Buildings

The height, type, and size of buildings shall be limited by the applicable state statutes and local zoning, building and other applicable codes and ordinances, and by the Design for Development established by the Agency pursuant to Section 527 of this Plan.

7. (Sec. 521) Light, Air, and Privacy

In all areas sufficient space shall be maintained between buildings to provide adequate light, air, and privacy.

8. (Sec. 522) Signs

On premise signs shall be permitted in the Project area only in conformity with State statutes, local codes and ordinances, and this Plan and the Design for Development. Signs which create hazards by protruding, overhanging, blinking, flashing, animation, or other similar devices shall not be permitted in the Project area. No billboards, pennants, bunting, or similar devices for advertising for commercial display shall be permitted. The Agency shall permit only those signs necessary for identification of buildings, premises, and uses. Plans for all signs shall be submitted to the Agency for review and approval as part of the development or rehabilitation plans for each property to be developed or rehabilitated, and prior to erection.

9. (Sec. 523) Utilities

The Agency shall require that all utilities be placed underground whenever physically and economically feasible.

10. (Sec. 524) Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the

surrounding areas or structures shall be permitted in any part of the Project area. Within the Project area, except with the approval of the Agency, there shall be no extraction of oil, gas, or other hydrocarbon or mineral substances, nor any opening or penetration for any purpose connected therewith, within 500 feet of the surface.

11. (Sec. 525) Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon sex, race, color, creed, religion, national origin, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project area.

12. (Sec. 526) Resubdivision of Parcels

After rehabilitation and development pursuant to this Plan, no parcel in the Project area, including any parcel retained by a conforming owner or participant, shall be resubdivided without the approval of the Agency.

13. (Sec. 527) Variations

Under exceptional circumstances the Agency is authorized to permit variations from the limits, restrictions, and controls established by the Plan. In order to permit such a variation the Agency must determine that:

a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.

b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls.

c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.

d. Permitting a variation will not be contrary to the objectives of the Plan.

No such variation shall be granted which permits other than a minor departure from the provisions of this Plan. In permitting any such variation the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of the Plan.

D. (Sec. 528) Design for Development

Within the limits, restrictions, and controls established in the Plan,

the Agency is authorized to establish heights of buildings, land coverage, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project area.

E. (Sec. 529) Development Plans

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency, unless otherwise permitted pursuant to the procedures and method established in Sections 530 through 532 of this Plan. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project area. Therefore such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Project area. The Agency shall not approve any plans that do not comply with this Plan.

F. (Sec. 530) Building Permits

1. (Sec. 531) Review of Applications for Issuance of Permits

No permit shall be issued for the construction of any new building or any addition to an existing building in the Project area for the period commencing on the date of adoption of this Plan and ending at the termination of the Project, until the application for such permit has been processed in the manner herein provided. Any permit that is issued hereunder must be in conformance with the provisions of this Plan.

Upon receipt of such an application, the Director of Planning and Building of the City shall request the Agency to review the application to determine what effect, if any, the issuance thereof would have upon the Plan for said Project area. Within 15 days thereafter, the Agency shall file with the Director of Planning and Building a written report setting forth his findings of fact, including, but not limited to, the following:

a. Whether the proposed improvements would be compatible with the standards and other requirements set forth in this Plan; and

b. What modifications, if any, in the proposed improvements would be necessary in order to meet the requirements of this Plan; and

c. Whether the applicant has entered into an agreement with the Agency for the development of said improvements and submitted architectural, landscape, and site plans to the Agency.

After receipt of said report or after said 15-day period, whichever occurs first, the Director of Planning and Building may allow the issuance of

the permit with conditions; or shall withhold the issuance of the permit if he finds that the proposed improvement does not meet the requirements of the Plan. Within 5 days after allowing or withholding issuance of the permit the Director of Planning and Building shall notify by certified mail the applicant and the Agency of his decision.

2. (Sec. 531) Appeal by Applicant

The applicant or the Agency may appeal the decision of the Director of Planning and Building withholding or allowing the issuance of such permit, to the Board of Appeals of the City. Within 10 days from the mailing of the notice of decision of the Director of Planning and Building the appellant shall file his appeal in duplicate with the City Clerk, who shall immediately forward the duplicate to the Director of Planning and Building. The appeal shall set forth the grounds relied upon by appellant. Within 10 days following the filing of the appeal, the Board of Appeals shall set the matter for hearing and shall give notice of the time and place for said hearing to the applicant and to the Agency.

The Board of Appeals may reverse or affirm wholly or partly, or may modify any decision or determination or may impose such conditions as the facts warrant, and its decision or determination shall be final. Any hearing may be continued from time to time.

VI. (Sec. 600) METHODS FOR FINANCING THE PROJECT

A. (Sec. 601) General Description of the Proposed Financing Methods

The Agency is authorized to finance this Project with financial assistance from the City, State of California, Federal Government, property tax increments, interest income, Agency bonds, or any other available source, public or private.

The advances for survey and planning and the operating capital for nominal administration of this Project will come through loans from the City on an annual basis until adequate tax increments are assured or available to repay the loans and to serve as the base for borrowing adequate working capital. The City as it is able will also supply additional assistance through City loans and grants for various public facilities.

As available, gas tax funds from the State of California and the County of San Diego will be used for the street system. There will also be some revenue accruing to the Project from interest earned on investments of Agency funds.

The Agency is authorized to issue bonds (if needed and feasible) in amounts sufficient to finance the Project.

The Agency is hereby authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from tax increments or any other funds available to the Agency.

The Agency shall not expend any funds in carrying out the Project other than for survey and planning and nominal administrative funds, except when and as operating funds are available for the portions of the Project area where redevelopment is to take place. It is expected that substantial operating funds for land acquisition and disposition, and for substantial public improvements, will not become available until after the Agency has obtained binding agreements with participants or developers for the purchase and development of land to be acquired by the Agency.

B. (Sec. 602) Tax Increments

All taxes levied upon taxable property within the Project, each year by or for the benefit of the State of California, County of San Diego, City of La Mesa, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of Ordinance No. 1965 of the Council of the City of La Mesa which approved and adopted the Redevelopment Plan for the Project, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of Ordinance No. 1965, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of Ordinance No. 1965 but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of San Diego last equalized on the effective date of said Ordinance No. 1965 shall be used in determining the assessed valuation of the taxable property in the Project on said effective date); and

2. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project. Unless and until the total assessed value of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in paragraph 1 hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective

taxing agencies. When said bonds, loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in subdivision 2 above are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance in whole or in part the Project.

The Agency is authorized to make such pledges as to specific advances, loans, and indebtednesses as appropriate in carrying out the Project.

C. (Sec. 603) Other Loans and Grants

Any other loans, grants, guarantees, or other financial assistance from the United States or any other public or private source will be utilized if available.

VII. (Sec. 700) ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the City shall include, but not be limited to, the following:

A. (Sec. 701) Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project area. Such action by the City shall include the abandonment and relocation by public utility companies of their operations in the public rights-of-way as appropriate to carry out this Plan and as required by law.

B. (Sec. 702) Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project area.

C. (Sec. 703) Revision of zoning within the Project area to permit the land uses and development authorized by this Plan.

D. (Sec. 704) Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon real properties in the Project area to ensure their proper development and use.

E. (Sec. 705) Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project area throughout the duration of the Plan.

F. (Sec. 706) Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project area to be commenced and carried to completion without unnecessary delays.

G. (Sec. 707) The undertaking and completing of any other proceedings necessary to carry out the Project.

VIII. (Sec. 800) ENFORCEMENT

After development, the administrative enforcement of this Plan or other documents implementing this Plan shall be performed by the City or the Agency.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project area may be enforced by such owners.

IX. (Sec. 900) DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for 45 years from the date of adoption of Ordinance No. 1965 by the City Council, which approved and adopted the Redevelopment Plan.

X. (Sec. 1000) PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in the Redevelopment Law or by any other procedure hereafter established by Law.

* * * * *

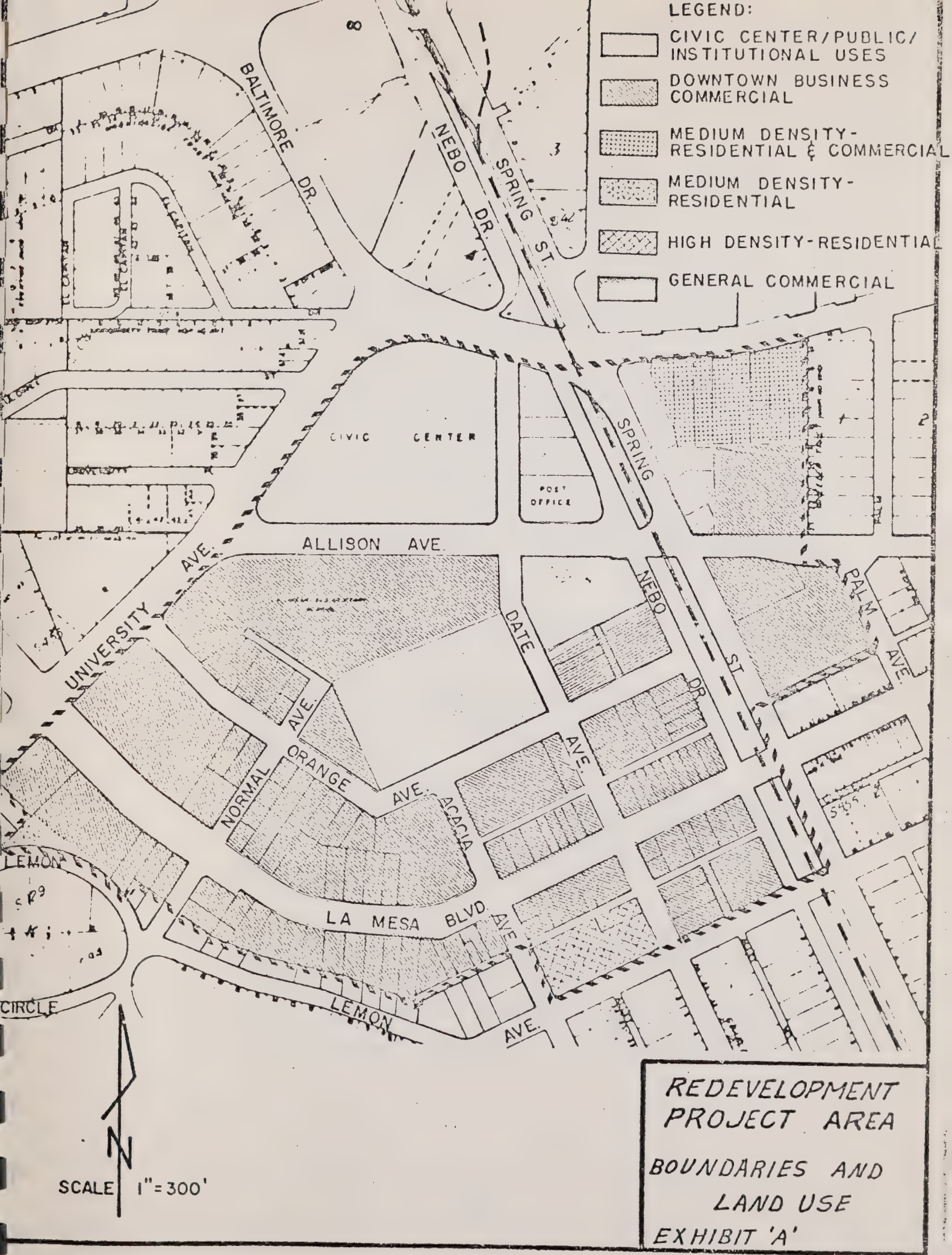


EXHIBIT "B"

DESCRIPTION OF

REDEVELOPMENT PROJECT AREA BOUNDARY

The Redevelopment Project Area includes those portions of the City of La Mesa, County of San Diego, State of California lying within the following boundary:

Beginning at the northeasterly corner of Lot 1 of Petaluma Tract according to Map No. 1061 recorded in the Office of the County Recorder of said County June 5, 1907, said point also being in the southerly line of University Avenue (formerly Cajon Avenue) as shown on said Map No. 1061;

1. Thence southerly along the easterly boundary of said Petaluma Tract and the southerly prolongation thereof to a point on the arc of a 637.50 foot radius curve concave northerly, said curve also being the southerly line of Allison Avenue according to City of La Mesa Resolution No. 10753 adopted by La Mesa City Council May 13, 1969;
2. Thence easterly along the arc of said curve and said southerly line to a point of tangency with a line bearing north $89^{\circ}15'$ east;
3. Thence easterly along said tangent line and said southerly line to a point in the westerly line of Palm Avenue as shown on Record of Survey Map No. 1194 filed in the Office of the County Recorder of said County September 26, 1945;
4. Thence South $26^{\circ}03'40''$ East along said westerly line to the southeasterly corner of Lot 13 of Block 1 of La Mesa Springs as shown on Map No. 786 filed in the Office of the County Recorder of said County September 6, 1894, said corner also being on the northerly line of the alley in Block 1 of said La Mesa Springs;
5. Thence South $63^{\circ}55'40''$ West along the northerly line of said alley and along its westerly prolongation to a point 24 feet easterly, measured at right angles, from the centerline of the San Diego and Arizona Eastern Railway tracks, said point also being in the easterly right-of-way line of said San Diego and Arizona Eastern Railway according to City of La Mesa Resolution No. 9457 adopted by La Mesa City Council September 8, 1964;

6. Thence southerly along said easterly line parallel to the centerline of said tracks to a point in the prolongation of the northerly line of Lemon Avenue as shown on said Map No. 786;
7. Thence westerly along the prolongation of said northerly line and along said northerly line of Lemon Avenue as shown on said Map No. 786 to the southwesterly corner of Lot 8 of Block 1 of Grable's Addition according to Map No. 994 filed in the Office of the County Recorder of said County June 5, 1906, said corner also being on the easterly line of Acacia Avenue (formerly 3rd Avenue);
8. Thence northerly along said easterly line of Acacia Avenue to the southwesterly corner of Lot 1 of Block 1 of said Grable's Addition according to said Map No. 994, said corner also being on the northerly line of the alley in Blocks 1 and 2 of said Grable's Addition;
9. Thence westerly along said northerly line and the prolongation of said northerly line of said alley to the southwesterly corner of Lot 16 of Block 5 of Sunnyside Addition according to Map No. 1118 filed in the Office of the County Recorder of said County February 4, 1908, said corner also being an angle point in the northerly line of said alley;
10. Thence South $3^{\circ}36'$ West along the westerly line of said alley to the southeasterly corner of Lot 17 of Block 5 of said Sunnyside Addition according to said Map No. 1118;
11. Thence North $72^{\circ}21'30''$ West 225.60 feet to an angle point;
12. Thence North $77^{\circ}42'30''$ West 198.26 feet to an angle point;
13. Thence North $69^{\circ}54'$ West 142.33 feet to the southwesterly corner of Lot 26 of Block 5 of said Sunnyside Addition according to said Map No. 1118;
14. Thence North $33^{\circ}23'$ East 1.39 feet to the southeasterly corner of Lot 27 of Blocks 5 of said Sunnyside Addition according to said Map No. 1118;
15. Thence North $56^{\circ}37'$ West 100 feet to the most westerly corner of Lot 28 of Block 5 of Sunnyside Addition according to said Map No. 1118, said corner also being on the easterly line of Normal Avenue;

16. Thence North $33^{\circ}23'$ East 8.50 feet along said easterly line of Normal Avenue;
17. Thence North $56^{\circ}37'$ West 150 feet to a point in the westerly line of Lot 19 of Block 4 of Sunnyside Addition according to said Map No. 1118;
18. Thence South $33^{\circ}23'$ West 50.34 feet to a point on the arc of a 300 foot radius curve concave southerly, said curve also being the northerly line of Lemon Circle according to said Map No. 1118;
19. Thence westerly along the arc of said curve and said northerly line of Lemon Circle through a central angle of $75^{\circ}02'59''$ a distance of 392.96 feet to the most easterly corner of Lot 5 of Block 4 of said Sunnyside Addition according to said Map No. 1118;
20. Thence North $44^{\circ}50'$ West 0.92 feet to the most southerly corner of Lot 6 of Block 4 of said Sunnyside Addition according to said Map No. 1118;
21. Thence North $45^{\circ}10'$ East 150 feet to the most southerly corner of Lot 9 of Block 4 of said Sunnyside Addition according to said Map No. 1118;
22. Thence North $44^{\circ}50'$ West 140 feet along the southwesterly line of said Lot 9 to a point in the southerly line of University Avenue;
23. Thence North $44^{\circ}46'50''$ East 227.5 feet along said southerly line of University Avenue;
24. Thence South $45^{\circ}08'$ East 0.38 feet along the centerline of La Mesa Boulevard;
25. Thence North $44^{\circ}51'40''$ East 248.71 feet along said southerly line of University Avenue to a point of tangency with a 3050 foot radius curve concave southeasterly;
26. Thence northeasterly along the arc of said 3050 foot radius curve through a central angle of $4^{\circ}51'20''$ a distance of 258.47 feet along said southerly line of University Avenue to a point of reverse curvature with a 780 foot radius curve concave northwesterly;

27. Thence northeasterly along the arc of said 780 foot radius curve through a central angle of $18^{\circ}19'30''$ a distance of 249.47 feet along said southerly line of University Avenue to a point of reverse curvature with a 4450 foot radius curve concave southeasterly;
28. Thence northeasterly along the arc of said 4450 foot radius curve through a central angle of $4^{\circ}12'$ a distance of 326.20 feet along said southerly line of University Avenue to a point of compound curvature with a 400 foot radius curve concave southerly;
29. Thence easterly along the arc of said 400 foot radius curve through a central angle of $64^{\circ}43'30''$ a distance of 451.86 feet along said southerly line of University Avenue;
30. Thence tangent to said 400 foot radius curve South $79^{\circ}41'$ East to a point of intersection with the westerly prolongation of the southerly line of University Avenue as shown on said Petaluma Tract Map No. 1061;
31. Thence easterly along said westerly prolongation and said southerly line of University Avenue as shown on said Map No. 1061 to the Point of Beginning.

ORDINANCE NO. 1438

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA
DECLARING THE NEED FOR A REDEVELOPMENT AGENCY TO FUNCTION
IN THE CITY OF LA MESA

WHEREAS, the State of California Community Redevelopment Law declares that there exists in many communities blighted areas which constitute either social or economic liabilities or both, requiring redevelopment in the interest of the health, safety and general welfare of the people of such communities and of the State; and

WHEREAS, blighted areas are characterized by economic dislocation, deterioration or disuse, resulting from faulty planning or by the subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development, or by the existence of inadequate streets, open spaces and utilities;

WHEREAS, said Law further declares that a blighted area is characterized by:

- a) In some parts of the blighted area, a growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety, and welfare.
- b) In other parts of the blighted area, a loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

WHEREAS, the Community Redevelopment Law provides authorization to cities to take steps to correct such situations, and to improve and uplift such blighted areas; and

WHEREAS, the City Council of the City of La Mesa, upon report and recommendation made by the Planning Commission, the Planning Department and the staff of the City of La Mesa, has determined that there are blighted areas in the City of La Mesa, some of which may require assistance and redevelopment under the provisions of the Community Redevelopment Law; and

WHEREAS, in order to properly study, investigate and act upon specific blighted areas it is necessary to activate a community redevelopment agency for the City of La Mesa;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA MESA DOES
ORDAIN AS FOLLOWS:

SECTION 1. COMMUNITY REDEVELOPMENT AGENCY CREATED

The City Council hereby declares there is a need for a community redevelopment agency to function in the City of La Mesa and hereby creates and activates such agency to be known hereafter as the La Mesa Community Redevelopment Agency.

SECTION 2. CITY COUNCIL DESIGNATED AS LA MESA COMMUNITY
REDEVELOPMENT AGENCY

The City Council does hereby, pursuant to the provisions of Section 33200 of the Health and Safety Code of the State of California, declare itself to be the La Mesa Community Redevelopment Agency and that all rights, powers, duties, privileges and immunities vested by the Community Redevelopment Law in such agency shall be and are vested in this body.

SECTION 3. EFFECTIVE DATE

This Ordinance shall take effect thirty (30) days after its adoption. The City Clerk shall certify to the same and cause it to be published in the La Mesa Scout, a newspaper of general circulation, published and circulated in the City of La Mesa, within fifteen (15) days following its adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of La Mesa this 28th day of July, 1964, by the following vote, to wit:

AYES: Councilmen Helland, Bailey, Jensen, Cosgriff, Fellows

NOES: None

ABSENT: None

/s/ Ray W. Fellows
Mayor

ATTEST:

/s/ Margaret M. Reilly
City Clerk

ORDINANCE NO. 1965

AN ORDINANCE APPROVING AND ADOPTING THE REDEVELOPMENT
PLAN FOR THE CENTRAL AREA REDEVELOPMENT PROJECT AREA

WHEREAS, the City Council of the City of La Mesa by Ordinance No. 1438 has declared the need for a redevelopment agency to function in the community and has established the City Council of the City of La Mesa as that agency; and

WHEREAS, the City Council of the City of La Mesa by Resolution No. 12194 in compliance with community redevelopment prerequisites designated a survey area for community redevelopment, and referred to the city Planning Commission a formulation of a Preliminary Plan for redevelopment all in accordance with the Community Redevelopment law of the State of California; and

WHEREAS, the city Planning Commission of the City of La Mesa has adopted a Preliminary Plan containing the recommended project area for the Central Area Redevelopment Project area; and

WHEREAS, the City Council as the Redevelopment Agency of the City of La Mesa in accordance with the terms and provisions of the Community Redevelopment Law has considered said Preliminary Plan at a meeting thereof on September 18, 1973; and

WHEREAS, the Agency has adopted rules for owners participation and business preferences in the project area and a relocation plan; and

WHEREAS, a joint public hearing on said Redevelopment Plan was held by the Agency and this Council after due notice; and

WHEREAS, at said joint public hearing all oral and written testimony was received; and

WHEREAS, all action required by law has been taken by all appropriate public agencies.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA MESA DOES
ORDAIN AS FOLLOWS:

Section 1. The foregoing recitals are hereby made a part hereof.

Section 2. The purposes and intent of the Council with respect to the Central Area Redevelopment Project area are to:

- a) Eliminate the conditions of blight existing in the Project area;
- b) Insure, as far as possible, that the causes of blighting conditions will be either eliminated or protected against;
- c) Provide participation for owners and business tenants in the Project area;
- d) Encourage and insure the rehabilitation, rebuilding, and development of the Project area;
- e) Encourage and foster the economic revitalization of the Project area.

Section 3. The Redevelopment Plan for the Central Area Redevelopment Project Area is incorporated by reference and made a part of this ordinance as fully as if set out herein at length, and said Plan is approved, adopted and designated the official Redevelopment Plan for the Central Area Redevelopment Project Area.

Section 4. The Council hereby finds and determines that:

- a) The Central Area Redevelopment Project area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law of the State of California;
- b) The Redevelopment Plan for said Project area will redevelop the area in conformity with the Community Redevelopment Law of the State of California and in the interests of the public peace, health, safety and welfare;
- c) The adoption and carrying out of said Redevelopment Plan is economically sound and feasible;
- d) Said Redevelopment Plan conforms to the General Plan of the City of La Mesa;
- e) The carrying out of said Redevelopment Plan will promote the public peace, health, safety and welfare of the City of La Mesa and will effectuate the purposes and policies of the Community Redevelopment Law of the State of California.
- f) The condemnation of real property, as provided for in said Redevelopment Plan, is necessary to the execution of the Redevelopment Plan and adequate provisions have been made for payment for property to be acquired as provided by law;

- g) The Agency has a feasible method and plan for the relocation of families and persons to be temporarily or permanently displaced from housing facilities in the Project area;
- h) There are, or are being provided, in the Project area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the Project area, decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment;
- i) Said Redevelopment Plan will afford a maximum opportunity consistent with the sound needs of the locality as a whole for the redevelopment of such area by private enterprise;
- j) In order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved and adopted it is found and determined that certain official action must be taken by the Council with reference, among other things, to changes in zoning; the institution and completion of proceedings for opening, closing, vacating, widening or changing the grades of streets, alleys, and other public rights-of-way and for other necessary modifications of the streets, street layouts and other public rights-of-way; the location and relocation of sewer and water mains and other public facilities; and other public action; and accordingly the Council hereby:
 - (1) Pledges its cooperation in helping to carry out such Redevelopment Plan;
 - (2) Requests the various officials, departments, boards and agencies of the City of La Mesa having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with said Redevelopment Plan; and
 - (3) Agrees that any agreements, deeds or leases submitted by the Agency to the Council for its approval or disapproval will be deemed approved if not acted upon within thirty (30) days after submission to the Council.

Section 5. The Council is satisfied permanent housing facilities will be available within three years from the time occupants of the Project area are displaced and that pending the development of such facilities there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the City of La Mesa at the time of their displacement.

Section 6. All written and oral objections to the Redevelopment Plan have been overruled.

Section 7. The City Clerk is directed to send a certified copy of this ordinance to the Agency and the Agency is hereby vested with the responsibility for carrying out the Redevelopment Plan for the Central Area Redevelopment Project area.

Section 8. The City Clerk is directed to record with the County Recorder of San Diego County a description of the land within the Project area and a statement that proceedings for the redevelopment of the Project area have been instituted under the California Community Redevelopment Law.

Section 9. The Agency is hereby directed to effectuate additional recordation of documents in compliance with the provisions of Section 27295 of the Government Code to the extent applicable.

Section 10. The City Clerk is directed to transmit as promptly as practicable a copy of the description and statement recorded by the Clerk pursuant to Section 9 of this ordinance, a copy of this ordinance and a map or plat showing the boundaries of the Project area to the Auditor and Tax Assessor of San Diego County, to the governing body of each of the taxing agencies which levies taxes upon any property in the Project area, and to the State Board of Equalization.

Section 11. The City Clerk shall certify to the adoption of this ordinance and cause the same to be published once in the La Mesa Scout.

INTRODUCED AND FIRST READ at a regularly adjourned meeting of the City Council of the City of La Mesa, California, held the 20th day of November, 1973, and thereafter PASSED AND ADOPTED at a regular meeting of said City Council held the 27th day of November, 1973, by the following vote, to wit:

AYES: Councilmen Uselton, Bailey, Jensen, Fordem, Helland

NOES: None

ABSENT: None

APPROVED:

/s/ J. R. Helland
Mayor of the City of La Mesa,
California

ATTEST:

/s/ Marie G. Mangan
City Clerk

ORDINANCE NO. 2071

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA
APPROVING AND ADOPTING THE AMENDED REDEVELOPMENT PLAN
FOR THE LA MESA CENTRAL AREA REDEVELOPMENT PROJECT

WHEREAS, this City Council on November 27, 1973 by Ordinance No. 1965 approved and adopted the Redevelopment Plan (the "Redevelopment Plan") for the La Mesa Central Area Redevelopment Project (the "Project"); and

WHEREAS, the La Mesa Community Redevelopment Agency (the "Agency") has prepared a proposed Amended Redevelopment Plan to amend, supersede, and supplant the previously approved and adopted Redevelopment Plan for the Project; and

WHEREAS, the Planning Commission of the City of La Mesa has submitted its report and recommendations to the City Council, which report finds that said proposed Amended Redevelopment Plan is in conformity to the General Plan of the City of La Mesa and which recommends that the City Council approve and adopt said proposed Amended Redevelopment Plan; and

WHEREAS, the Agency submitted to the City Council said proposed Amended Redevelopment Plan, accompanied by the Report of the Agency on said Amended Redevelopment Plan; and

WHEREAS, after due notice, a joint public hearing was held by the Agency and the City Council to consider said proposed Amended Redevelopment Plan; and

WHEREAS, at said joint public hearing, the City Council heard and passed upon all oral and written objections by overruling such objections; and

WHEREAS, a Draft Environmental Impact Report has been prepared by the Agency staff on the proposed Amended Redevelopment Plan for the Project; and

WHEREAS, said Draft Environmental Impact Report has been duly reviewed, and any comments which may have been received thereon have been duly evaluated and responded to, all in accordance with and within the time and in the manner set forth in the procedures adopted therefor by the Agency; and

WHEREAS, said document (together with said comments and responses) has been duly designated as and declared to be the Final Environmental Impact Report for the Project and on the proposed Amended Redevelopment Plan for the Project; and

WHEREAS, the Agency certified to the preparation and completion of said Final Environmental Impact Report as being in conformity with the California

Environmental Quality Act of 1970, the Regulations thereto, and the procedures adopted therefor by the Agency; and

WHEREAS, all action required by law has been taken by all appropriate public agencies.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of La Mesa as follows:

SECTION 1. The purposes and intent of the City Council with respect to the Project area are, and shall continue to be, to:

- (1) Eliminate the conditions of blight existing in the Project area;
- (2) Insure, as far as possible, that the causes of blighting conditions in the Project area will be either eliminated or protected against;
- (3) Provide participation for owners and tenants and a reasonable preference for persons engaged in business in the Project area;
- (4) Encourage the rehabilitation, rebuilding, and development of the Project area;
- (5) Encourage and foster the economic revitalization of the Project area;
- (6) Relocate the owners and occupants from properties within the Project area as needed;
- (7) Redevelop and rebuild the public facilities in the Project area to provide safer and more efficient services for the people in the area and the general public as a whole; and
- (8) Assemble an adequate site and provide for the development and construction of a major retail shopping complex in the Project area to serve the Project area and the community as a whole.

SECTION 2. The proposed Amended Redevelopment Plan for the La Mesa Central Area Redevelopment Project (copies of which are on file in the office of the City Clerk) is hereby incorporated herein by reference and made a part hereof as if fully set out at length herein.

SECTION 3. It is hereby found and determined by the City Council that the proposed Amended Redevelopment Plan for the Project, as prepared by the Agency and as reported and recommended on by the Planning Commission, is necessary and desirable for the redevelopment of the Project area in accordance with the purposes and intent of the City Council with respect to the Project area.

SECTION 4. The City Council hereby certified that it has reviewed and considered the information contained in the Final Environmental Impact Report for the Project and on the proposed Amended Redevelopment Plan for the Project, concurrent with its action on said Amended Redevelopment Plan as provided in this Ordinance; hereby finds that redevelopment activities to be conducted pursuant to the proposed Amended Redevelopment Plan will not have a significant effect nor a substantial adverse impact on the environment; and hereby approves and adopts said Final Environmental Impact Report as the report of the City Council.

SECTION 5. The Amended Redevelopment Plan for the Project is hereby approved and adopted; the Redevelopment Plan which was approved and adopted by Ordinance No. 1965 of this City Council on November 27, 1973 is hereby amended, superseded, and supplanted by said Amended Redevelopment Plan; and said Amended Redevelopment Plan is hereby designated the official redevelopment plan for the La Mesa Central Area Redevelopment Project.

SECTION 6. The City Council hereby finds and determines that:

- (1) Upon the record of the joint public hearing on said Amended Redevelopment Plan, the Report of the Agency thereon (copies of which are on file in the office of the City Clerk and which is hereby incorporated herein by reference and made a part hereof as if fully set out at length herein) and supporting data thereto, and testimony received at said joint public hearing, the Project area is, and continues to be, a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law of the State of California;
- (2) The Amended Redevelopment Plan will redevelop the Project area in conformity with the Community Redevelopment Law of the State of California and in the interests of the public peace, health, and safety and welfare;
- (3) The carrying out of the Amended Redevelopment Plan is economically sound and feasible;
- (4) The Amended Redevelopment Plan conforms to the General Plan of the City of La Mesa;
- (5) The carrying out of the Amended Redevelopment Plan will promote the public peace, health, safety, and welfare of the City of La Mesa, and will effectuate the purposes and policies of the Community Redevelopment Law of the State of California;
- (6) The condemnation of real property, as provided for in the Amended Redevelopment Plan, is necessary to the execution of said Amended Redevelopment Plan and adequate provisions have been made for payment for property to be acquired as provided by law;

- (7) There are families and persons presently residing in housing facilities in the Project area who may be displaced by redevelopment activities. In this respect:
- (a) The Agency has a feasible method and plan for the relocation of families and persons to be temporarily or permanently displaced from housing facilities in the Project area;
 - (b) There will be provided in the Project area or in the other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the Project area, decent, safe, and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment;
- (8) The Amended Redevelopment Plan will afford a maximum opportunity consistent with the sound needs of the locality as a whole for the redevelopment of the Project by private enterprise;
- (9) In order to implement and facilitate the effectuation of the Amended Redevelopment Plan, it is found and determined that certain official action must be taken (and must continue to be taken) by the City Council with reference, among other things, to changes in zoning, the vacating and removal of streets and other public rights-of-ways, the location and relocation of sewer and water mains and other public facilities, and other public action, and accordingly the City Council hereby:
- (a) Pledges its continued cooperation in helping to carry out the Amended Redevelopment Plan;
 - (b) Requests the various officials, departments, boards and agencies of the City of La Mesa having administrative responsibilities in the Project area likewise to continue their cooperation to such end and to continue the exercise of their respective functions and powers in a manner consistent with the Amended Redevelopment Plan; and
 - (c) Stands ready to take appropriate action upon proposals and measures designed to effectuate the Amended Redevelopment Plan.

SECTION 7. In the event that any occupants residing in the Project area are displaced from housing facilities in this area, the City Council is satisfied that permanent housing facilities will be available within three years from the time such occupants are displaced, and that, pending the development of such facilities, there will be available to such displaced occupants adequate

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temporary housing facilities at rents comparable to those in the City of La Mesa at the time of their displacement.

SECTION 8. All written and oral objections to said Amended Redevelopment Plan for the Project are hereby overruled.

SECTION 9. The City Clerk hereby is directed to cause the printing and reproduction of the Amended Redevelopment Plan. The City Clerk hereby is further directed to send a certified copy of this Ordinance and a copy of the Amended Redevelopment Plan to the Agency. The Agency hereby is vested with the responsibility for carrying out the Amended Redevelopment Plan in compliance with the provisions of Section 27295 of the Government Code to the extent applicable.

PASSED AND ADOPTED by the City Council of the City of La Mesa on July 21, 1976, by the following vote:

AYES: Councilmen Slater, Kuykendall, Bailey, Fordem

NOES: None

ABSENT: Councilman Uselton

ABSTAIN: None

APPROVED:

/s/ Paul W. Fordem
Mayor of the City of
La Mesa, California

ATTEST:

/s/ Marie G. Mangan
City Clerk

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